

ORDINANCE NO. 97-6

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS SERIES OF THE LAND USE ELEMENT; ADOPTING A SMALL SCALE DEVELOPMENT AMENDMENT; MODIFYING FUTURE LAND USE ATLAS PAGE 110 BY CHANGING A 2.72 ACRE PARCEL OF LAND GENERALLY LOCATED ON THE EAST SIDE OF STATE ROAD 7, APPROXIMATELY ONE-QUARTER (¼) MILE SOUTH OF YAMATO ROAD, FROM HIGH RESIDENTIAL 8 TO INDUSTRIAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, Section 163.3187(1)(c), Florida Statutes, provides comprehensive plan amendments directly related to small scale development activity may be made by local governments without regard to statutory limits regarding the timing and frequency of plan amendments; and

WHEREAS, Section 163.3187(1)(c)4, Florida Statutes, provides that small scale development amendments require only one public hearing before the governing board which shall be an adoption public hearing; and

WHEREAS, a property owner has initiated an amendment to the Future Land Use Atlas of the 1989 Comprehensive Plan; and

WHEREAS, the proposed amendment meets the criteria of a small scale development amendment per Section 163.3187(1)(c), Florida Statutes; and

ORDINANCE NO.

97 6

WHEREAS, the Palm Beach County Local Planning Agency conducted a public hearing on January 24, 1997, to review the proposed amendment to the Palm Beach County Comprehensive Plan and made a recommendation regarding the proposed amendment to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes at the conclusion of the public hearing; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on March 27, 1997, to review the recommendation of the Local Planning Agency; and

WHEREAS, the Palm Beach County Board of County Commissioners has determined that the amendment complies with all requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Part I. Amendment to the Future Land Use Atlas of the Land
Use Element of the 1989 Comprehensive Plan

An Amendment to the Land Use Element's Future Land Use Atlas of the Palm Beach County 1989 Comprehensive Plan, is hereby adopted as follows:

A. Future Land Use Atlas page 110 is amended as follows:

Application No.: 1996 - SCA 110 IND 1 (97-S2)

Amendment: From 2.72 acres of High Residential 8

(HR-8) to Industrial (IND).

ORDINANCE NO.

97 6

General Location: The east side of State Road 7,
approximately one-quarter (¼) mile south
of Yamato Road.

Size: 2.72 acres

B. The amendment is subject to the following conditions:

1. That self-service storage, as defined in the Palm
Beach County Unified Land Development Code, shall
be the only permitted use on the parcel. Any
request for a change in the permitted use shall
require an amendment to the Palm Beach County
Comprehensive Plan.

2. No outdoor storage shall be permitted on the site.

C. A legal description for the parcel depicting the
amendment is attached to this ordinance as Exhibit 1.

D. A map depicting the amendment is attached to this
ordinance as Exhibit 2.

Part II. Effective Date

This amendment shall not become effective until 31 days
after adoption. If challenged within 30 days after adoption,
this amendment shall not become effective until the state land
planning agency or the Administration Commission, respectively,
issues a final order determining the amendment is in compliance.

ORDINANCE NO.

97 6

1 APPROVED AND ADOPTED by the Board of County Commissioners of

2 Palm Beach County, on the 27 day of March, 1997.

3 DOROTHY H. WILKEN

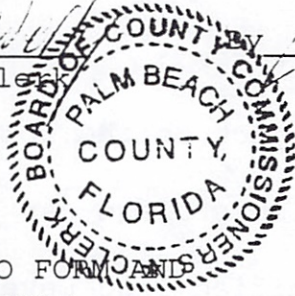
4 PALM BEACH COUNTY, FLORIDA,

5 BY ITS BOARD OF COUNTY COMMISSIONERS

6
7
8 By:

9 Deputy Clerk

Chairman



10 APPROVED AS TO FORM AND
11 LEGAL SUFFICIENCY

12
13
14
15
16
17
18 COUNTY ATTORNEY

19
20
21 Filed with the Department of State on the 31st day of
22 March, 1997.

23
24
25
26
27
28
29
30
31
32
33 J:\COMMON\PLANNING\CURRENT\AMEND\SCA\KELLY\ORDINANC\KELLY.ORD

ORDINANCE NO.

97 6

LEGAL DESCRIPTION:

TRACT 17, BLOCK 74, OF THE PALM BEACH FARMS CO. PLAT NO. 3,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT
PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE EAST 145
FEET, THE NORTH 190 FEET AND THE SOUTH 208 FEET,

AND

TOGETHER WITH THE ABANDONED 25 FOOT ROAD RIGHT-OF-WAY WEST AND
ADJACENT THERETO.

CONTAINING 2.72 +/- ACRES.

ORDINANCE NO.

97 6

GENERALIZED LOCATION MAP

Application No.: 1996 - SCA 110 IND 1 (97-S2)

General Location: On the east side of State Road 7, approximately one-quarter (1/4) mile south of Yamato Road.

Size: 2.72 acres

Existing Use: Vacant

Existing FLU: High Residential 8 (HR-8)

Adopted FLU: Industrial (IND)

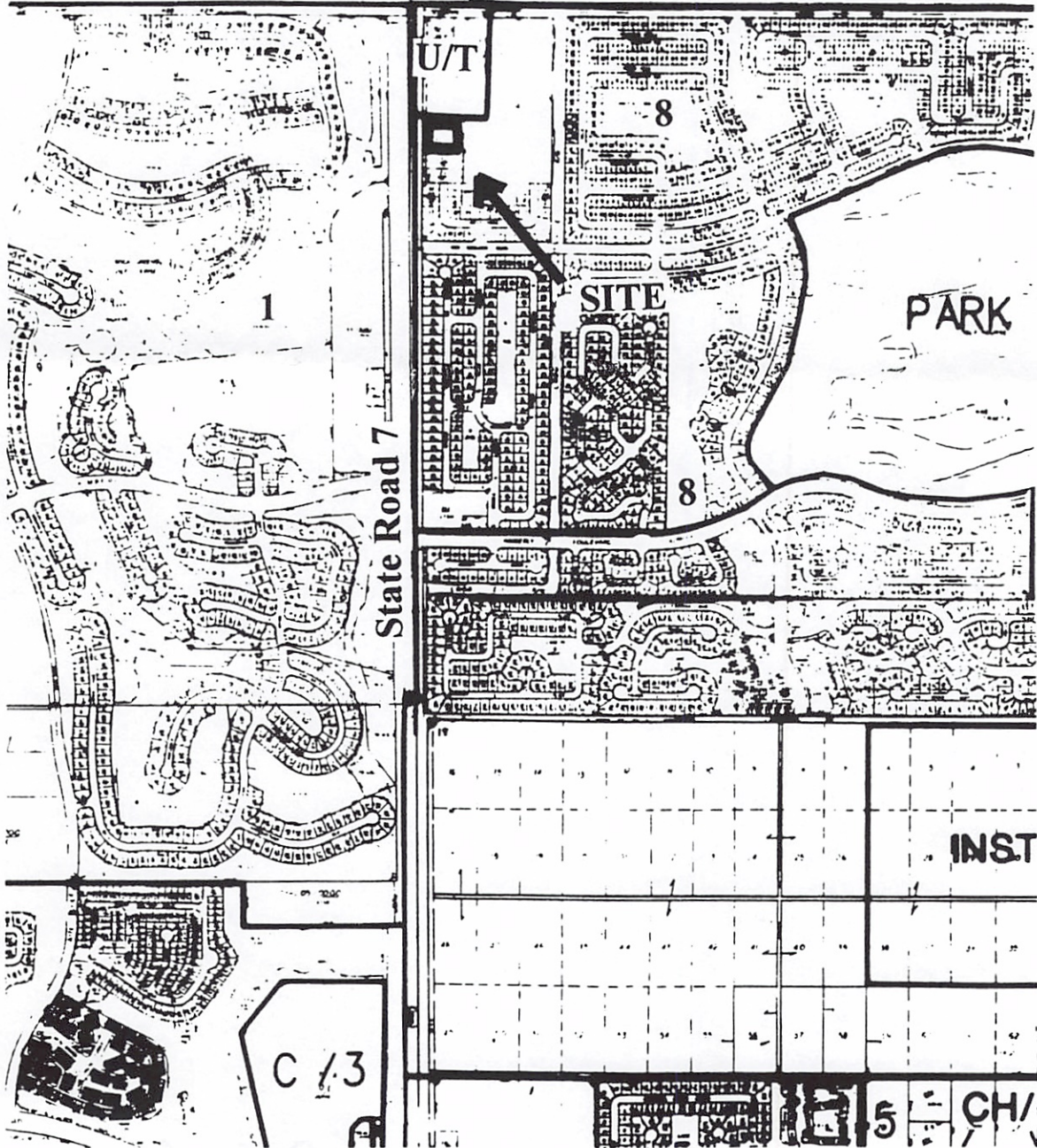
Property Number: 00-42-43-27-05-074-0010

STATE OF FLORIDA, COUNTY OF PALM BEACH
I, DOROTHY H. WILKEN, ex-officio Clerk of the
Board of County Commissioners certify this to be a
true and correct copy of the original and in my office
on 3/27/97

DATED at West Palm Beach, FL on 4/16/97
DOROTHY H. WILKEN, Clerk

By: Dorothy H. Wilken D.C.

Yamato Road



ORDINANCE NO. 97 6

Small
Scale

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM CODRS CODING FORM

Instructions: Florida's Department of State, Bureau of Administrative Code has developed the County Ordinance Data Retrieval System (CODRS) to facilitate the tracking of County ordinances in Florida's 67 Counties. CODRS' data base is composed of over 25,000 county ordinances enacted since 1974.

We request your cooperation in completing this coding form. It is to be completed whenever your county enacts a new ordinance. Simply complete this form and include it with other pertinent ordinance information that is submitted to the Bureau of Administrative Code.

To code this form properly, please refer to the "keyfields" description sheet that has been given to your County Attorney's Office. If you do not have this sheet please contact the Bureau. We will be happy to fax one to you for referencing purposes. Please fill out this form as completely as is possible.

Thank you for your assistance. Should you need further assistance please contact the Bureau of Administrative Code, Department of State at (904)-488-8427 or Suncom 278-8427.

COUNTY: (Palm Beach)	COUNTY ORDINANCE # (97-6) (e.g., 83-001)
PRIMARY KEYFIELD DESCRIPTOR: (Comprehensive Planning)	
SECONDARY KEYFIELD DESCRIPTOR: (Land Use Planning)	
OTHER KEYFIELD DESCRIPTOR: ()	
ORDINANCE DESCRIPTION: (Land use MAP Amendment) (25 characters maximum including spaces)	
ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)	
AMENDMENT # 1: (89-17); AMENDMENT # 2: ()	
ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)	
REPEAL # 1: (); REPEAL # 3: (); REPEAL # 2: (); REPEAL # 4: ();	
(Others repealed: list all that apply):	

(FOR OFFICE USE ONLY):	COUNTY CODE NUMBER: ()
KEYFIELD 1 CODE: ()	KEYFIELD 2 CODE: ()
KEYFIELD 3 CODE: ()	Rev. 8/28/88

ORDINANCE NO.

97 6